

# \$719,900 - 83 Copperstone Boulevard Se, Calgary

MLS® #A2207071

**\$719,900**

6 Bedroom, 4.00 Bathroom, 2,308 sqft  
Residential on 0.09 Acres

Copperfield, Calgary, Alberta

**BIG FAMILY HOME ALERT!!** Jewel of a Deal - 3,363+ SF of living space featuring 6 bedrooms, 9' main floor ceilings, 4 bathrooms, and a super-sized 21' x 14' Bonus room.

Check out the floor plan and 3D tour!

Convenient Copperfield Location - Steps away

from the ponds, Ice rink, parks, pathways, schools, shopping, soccer, skate park, hospital, transit, and the major south

expressways. A superb urban-style home with numerous upgraded features and meticulously crafted, truly a custom-built dream home. This open design features a smart chef's kitchen, overlooking the breakfast nook and great room. Upgraded Fit & Finish features include

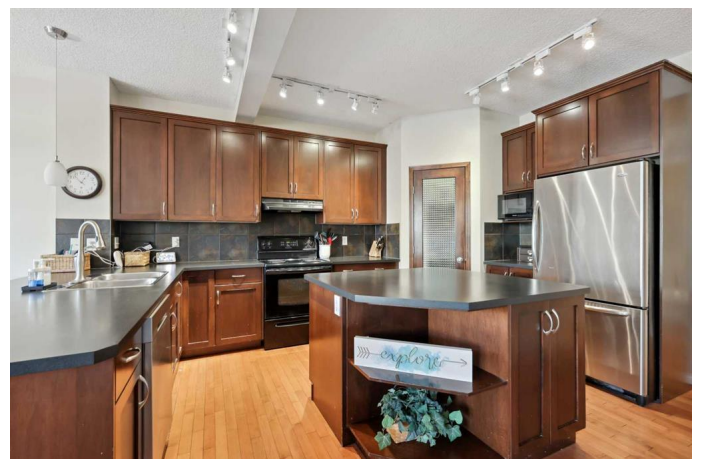
hardwood and tile floors, light and plumbing fixtures, a gas fireplace with tile and mantle details, modern white-painted baseboards, doors, and casings, as well as dark-stained wood railings... and much more! The kitchen is

masterfully designed for efficiency and entertaining, featuring maple shaker-style panel cabinet doors and trims. It boasts ample countertop space, upgraded appliances, a large corner walk-in pantry, a tiled backsplash, a central island with storage, an eating bar for four, and a dual-basin stainless steel sink. The main floor features a bedroom, a half-bath, and a laundry area. Upstairs consists of an oversized primary bedroom with a full, spa-like en-suite (a Big corner soaker tub, separate shower, and two vanity sinks) and a supersized walk-in closet. 3 more generously sized spare bedrooms and a 22' x 14' bonus



## 83 COPPERSTONE BOULEVARD SE

REG. MEASUREMENTS (CALCULATED)  
MAIN LEVEL (AG) - 1054.88 Sq Ft / 98.00 m<sup>2</sup>  
UPPER LEVEL (AG) - 1253.44 Sq Ft / 116.44 m<sup>2</sup>  
TOTAL ABOVE GRADE RMB SIZE - 2308.32 Sq Ft / 214.44 m<sup>2</sup>  
BASEMENT DEVELOPED AREA (BG) - 745.77 Sq Ft / 69.28 m<sup>2</sup>  
BASEMENT UNDEVELOPED AREA (BG) - 309.11 Sq Ft / 28.72 m<sup>2</sup>  
TOTAL AG/BG AREA - 3363.20 Sq Ft / 312.44 m<sup>2</sup>



room are conveniently located upstairs for modern family living and movie nights. The basement is fully finished, featuring a large recreation room, an open bar area, a full bathroom, and an additional bedroom. Other impressive features include: Shingles and siding replaced in 2019/20, Oversized fully 22'x22' double attached garage, rear lane access, big west-facing back yard with a 28' x 14' wood deck, fully fenced, sunny private backyard setting, rich front curb appeal with shake wood details, insulated garage door and covered front entry. April 2025 Possession date available. You must add this home to your 'Must-See List!' Call your friendly REALTOR(R) to book a viewing!

Built in 2007

### **Essential Information**

MLS® #	A2207071
Price	\$719,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,308
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	83 Copperstone Boulevard Se
Subdivision	Copperfield
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2Z 0K9

### **Amenities**

Amenities Recreation Facilities

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated, Oversized, Side By Side

# of Garages 2

### **Interior**

Interior Features Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings

Heating Central, Forced Air, Natural Gas, Exhaust Fan

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Mantle, Tile, Great Room

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Private Yard, Rain Gutters

Lot Description Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed March 31st, 2025

Days on Market 9

Zoning R-G

### **Listing Details**

Listing Office Jayman Realty Inc.

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